



## CITY OF NEWPORT BEACH LAND USE ELEMENT ADVISORY AMENDMENT COMMITTEE AGENDA

Oasis Senior Center  
801 Narcissus Ave, Room 1  
Tuesday September 17, 2013  
3:30 p.m. – 5:00 p.m.

### Committee Members

Ed Selich, Councilmember (Chair)  
Nancy Gardner, Council Member  
Kory Kramer, Planning Commissioner  
Larry Tucker, Planning Commissioner  
Craig Batley, Member At-Large  
Michael Melby, Member At-Large  
Patricia Moore, Member At-Large  
Jim Walker, Member At-Large  
Paul Watkins, Member At-Large

### Staff Members

Kim Brandt, Community Development Director  
Brenda Wisneski Deputy Community Development Director  
Gregg Ramirez, Senior Planner  
Leonie Mulvihill, Assistant City Attorney  
Tony Brine, Traffic Engineer  
Woodie Tescher, The Planning Center | DC&E (consultant)  
Marissa Aho, The Planning Center | DC&E (consultant)

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#### 1) CALL MEETING TO ORDER

#### 2) APPROVAL OF MINUTES

*Recommended Action: Approve September 3, 2013 Meeting Minutes (Attachment 1)*

#### 3) RECAP OF SEPTEMBER 9<sup>TH</sup> PUBLIC INFORMATION MEETING

#### 4) ADDITIONAL STAFF RECOMMENDATIONS

- a. Mariners' Mile (Attachment 2)

*Recommended Action: No Land Use Changes. Review policies at a future meeting.*

- b. Airport Area (Attachment 3)

*Recommended Action: Include Staff Recommendations in List of Potential Land Use Changes*

#### 5) OVERVIEW OF POTENTIAL POLICY AREAS

- a. Lido Village Design Guidelines  
b. Balboa Village Master Plan

*For background download both documents at <http://www.newportbeachca.gov/index.aspx?page=1905>*

- c. Other

#### 6) NEXT STEPS

#### 7) PUBLIC COMMENTS ON NON-AGENDA ITEMS

#### 8) ADJOURNMENT – Next Meeting October 1, 2013 at 3:30pm

This Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Committee's agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Committee. The Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov)).

# **Attachment No. 1**

Meeting Minutes

**City of Newport Beach  
Land Use Element Amendment Advisory Committee Minutes**

Date: September 3, 2013

Location: Newport Beach Central Library – 1000 Avocado Avenue  
Friends Room

Members Present: Edward Selich, Council Member (Chair)  
Nancy Gardner, Council Member  
Kory Kramer, Planning Commission  
Larry Tucker, Planning Commission  
Craig Batley, At-Large  
Michael Melby, At-Large  
Patricia Moore, At-Large  
Jim Walker, At-Large  
Paul Watkins, At-Large

Members Absent: None

Staff: Brenda Wisneski, Deputy Community Development Director  
Leonie Mulvihill, Assistant City Attorney  
Tony Brine, Traffic Engineer  
Woodie Tescher, The Planning Center|DC&E (consultant)  
Marissa Aho, The Planning Center|DC&E (consultant)  
Steve Gunnells, The Planning Center|DC&E (consultant)  
Marlie Whiteman, Urban Crossroads (consultant)

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**I. Call Meeting to Order**

The meeting was called to order at 3:30 p.m. by Chair Selich.

**II. Approval of Minutes**

Motion (Watkins) to approve minutes as augmented by August 20<sup>th</sup> audiotape with minor corrections submitted by Jim Mosher, except noting that Selich arrived late and was not absent. Watkins also asked that the minutes include his comments that the City should look at the uses adjacent to the old City Hall property.

**III. Economic Analysis for Airport**

Tescher introduced Chief Economist Steve Gunnells (from The Planning Center|DC&E) and gave an overview of the economic analysis that was conducted by The Planning Center|DC&E.

Gunnells addressed the financial feasibility by looking at 1) the developer's perspective, 2) land versus construction financing, 3) residual land use, and 4) lease capitalization rates.

**a. Airport Area**

Tescher reviewed the existing land use designations for the Airport Area and the 65 CNEL contour line. Gunnells discussed general approach to analysis. Replacing existing lower intensity development with residential development averaging 50 dwelling units per acre is financially feasible. A conservative estimate of additional residential development in this area could be as low as 400 units beyond the existing planned units, but a more optimistic approach could be as high as a few thousand.

Tucker posed the question about how much of the commercial land in the business area does the City want to convert to residential – This should be contemplated before the City looks at where.

Gardner recalled the policies of the 2006 General Plan decisions that determined the “first come first serve” approach.

Selich asked why the 2,200 limit was established (over the 4,400 residential units that were studied for the airport area in the GP EIR). Tescher believes that the reductions were made as they related to the circulation analysis.

The committee discussed the potential for increased residential units in the airport area. A motion was made to consider additional units. Kramer in favor, all other opposed. Motion failed.

**b. Mariners' Mile**

Tescher reminded the committee of the existing land use designations. Gunnells gave an overview of the inland side of Mariners' Mile. Tescher confirmed that this is not a General Plan issue because the densities are sufficient enough for the opportunity of development. Gunnells gave an overview of the bayside of Mariners' Mile

Mr. Gary Pickett, representing a property on Mariners' Mile, confirmed that it was difficult to redevelop these sites, mentioned parking. It was discussed that redevelopment of the Ardel properties was discussed as part of the 2006 General Plan update. The Committee requested that copies of the renderings created in 2006 for the Ardel properties be provided at the next Committee meeting.

No action from the committee.

**IV. Other Areas**

**a. The Hangers**

A representative for the property owners asked the committee to consider additional development including a 120 room hotel, an additional retail (50,000 feet – restaurants) and potential increases in height with some demo of some existing office uses. Representative was asked to work with City staff to refine request.

**b. Buena Vista**

Wisneski informed the committee that staff is continuing to meet with the property owners, but do not see any GP implications as a result of this process.

**c. Lido Village**

Community members representing Lido Village discussed compatible and incompatible uses for this area. Wisneski addressed how the issues they raised would be incorporated into the General Plan.

**d. Harbor Day School**

A representative from the Lincoln Elementary school PTA expressed traffic flow concerns with the Harbor Day School expansion.

**V. Outreach Briefing**

Wisneski announced the Public Information meeting on September 9<sup>th</sup> and that she will be forwarding the flyer to committee members for their distribution in helping get the word out. She will also be including an announcement in the City Manager's e-blast.

**VI. Next Steps**

Tescher gave an overview of the next meeting agenda. Including follow up Mariners' Mile and Airport area discussions and an overview of the forthcoming policy discussions.

**VII. Public Comment on Non-Agendized Items**

No Comment



**VIII. Adjournment** *Next Meeting Date: September 17, 2013, at 3:30 p.m.*

The agenda for the Regular Meeting was posted on August 30, 2013, at 2:30 p.m., on the City Hall Bulletin Board located in the entrance of the Council Chambers at 100 Civic Center Drive.

## **Attachment No. 2**

Mariners' Mile – 2006 Project Concepts

# Ardell Property



ERIC ZUZIAK, AIA  
JZMK Partners

Presented to  
**City of Newport Beach**  
January 31, 2006

# Ardell Property

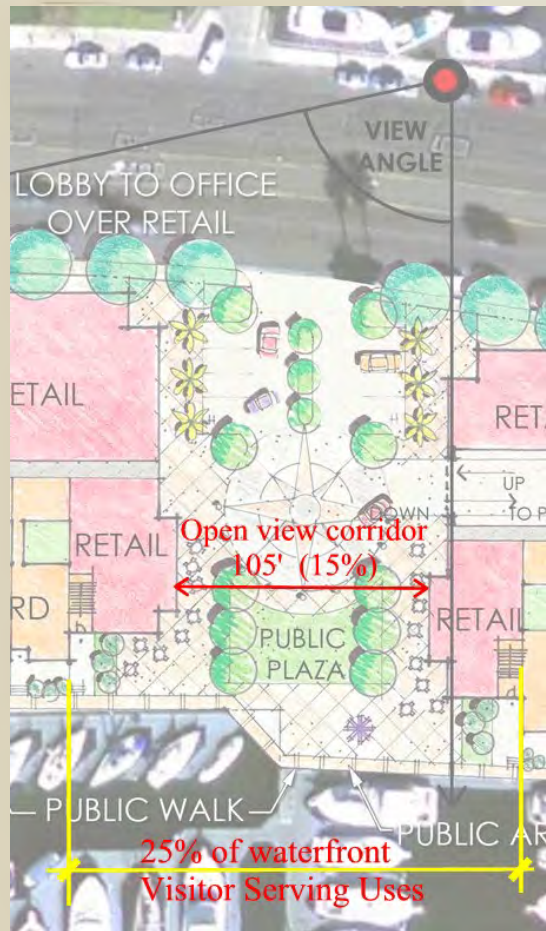




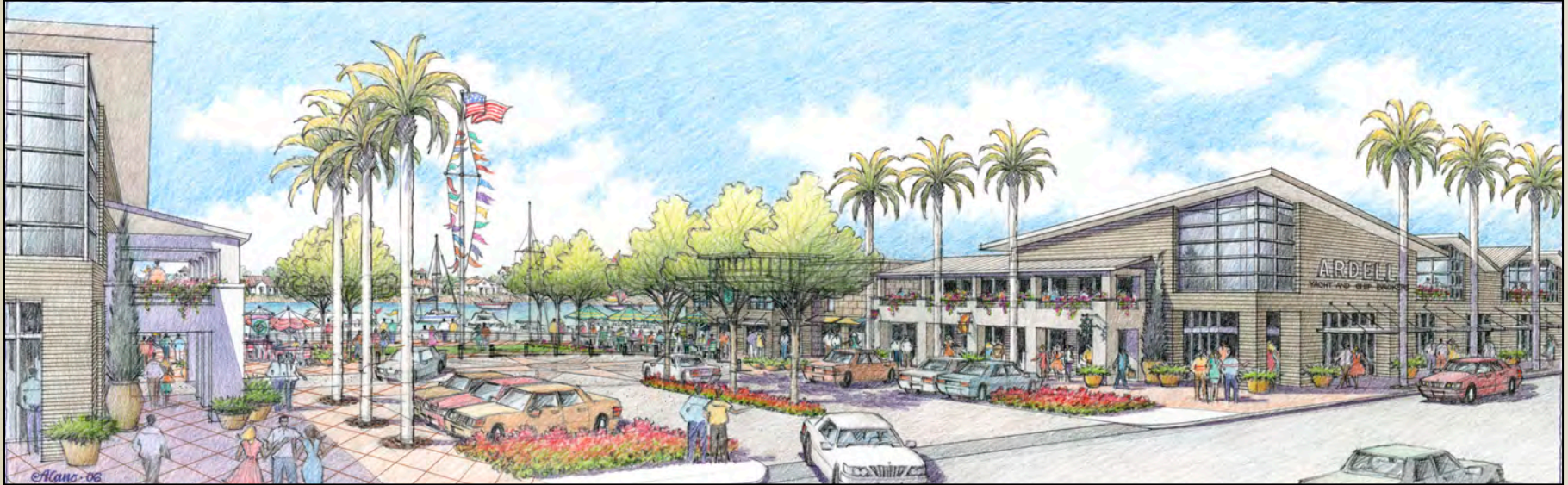




# Ardell Property



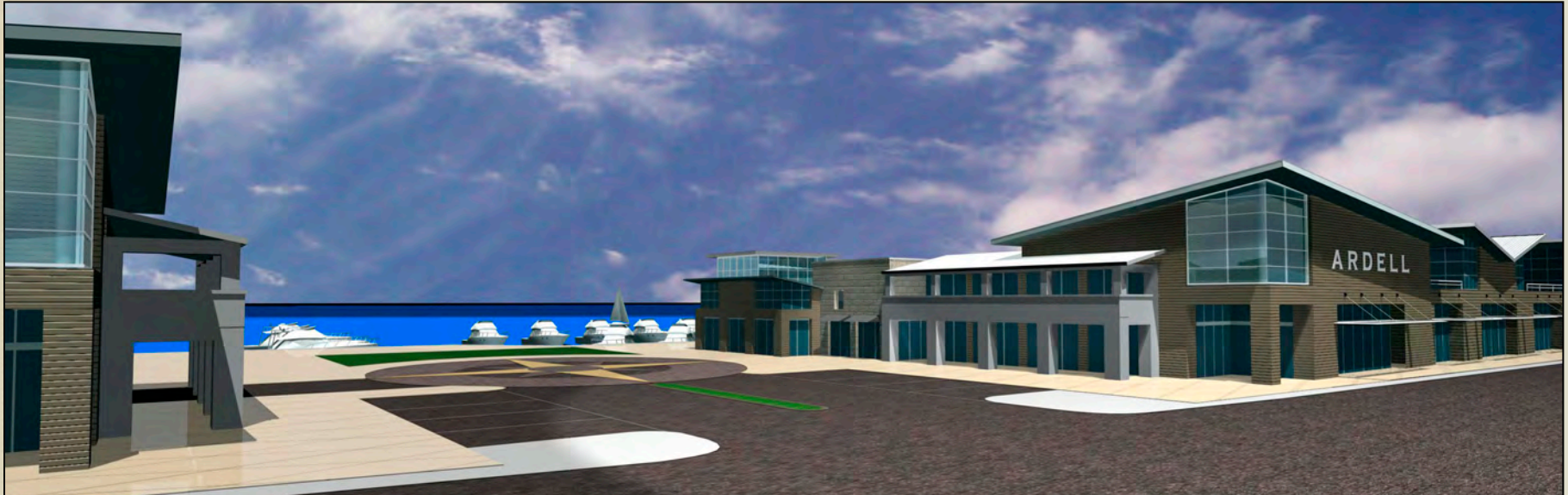
# Ardell Property



**View From Coast Highway**



# Ardell Property



**View From Coast Highway**

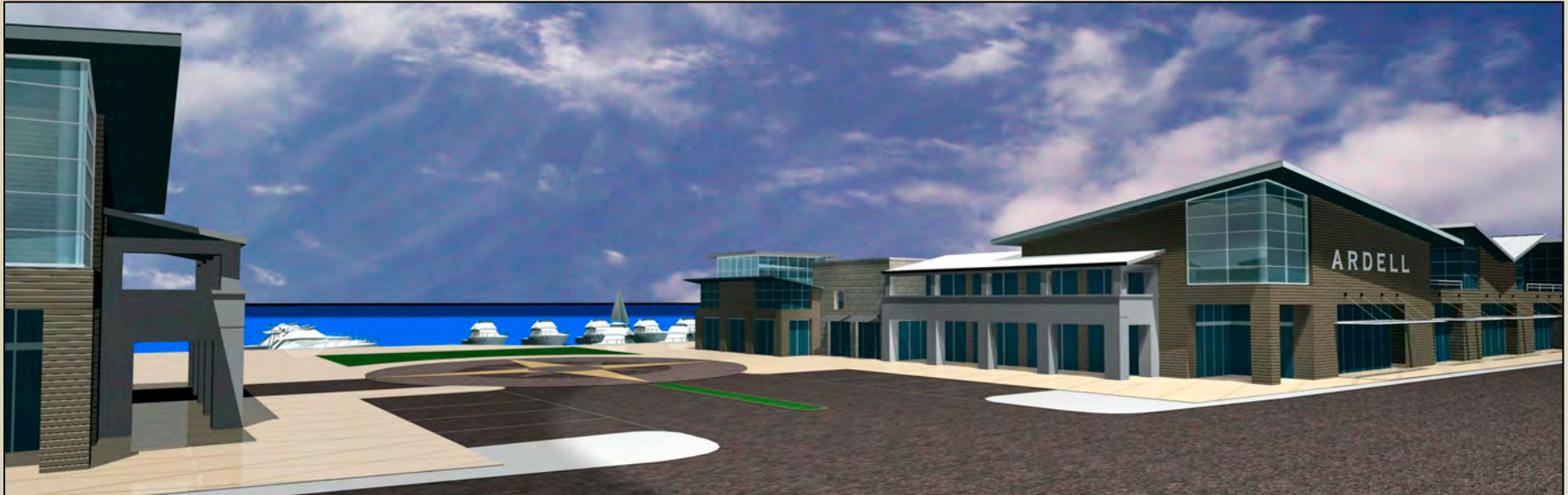


# Ardell Property



**View From Coast Highway**

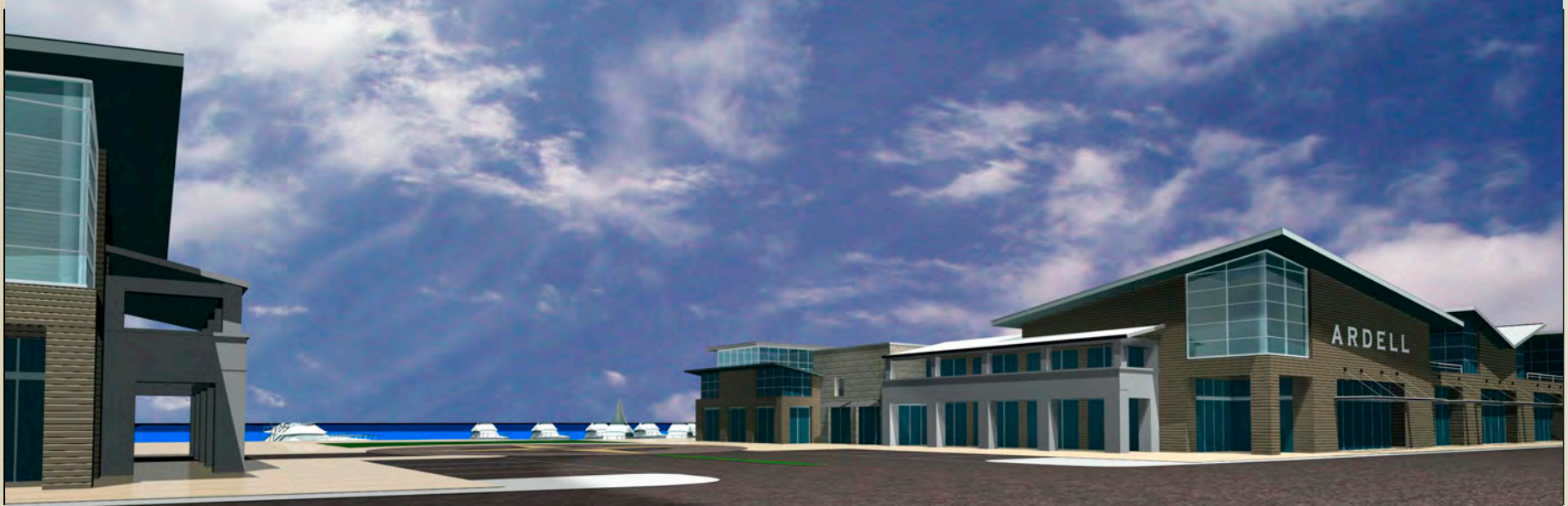
# Ardell Property



**View From Coast Highway**

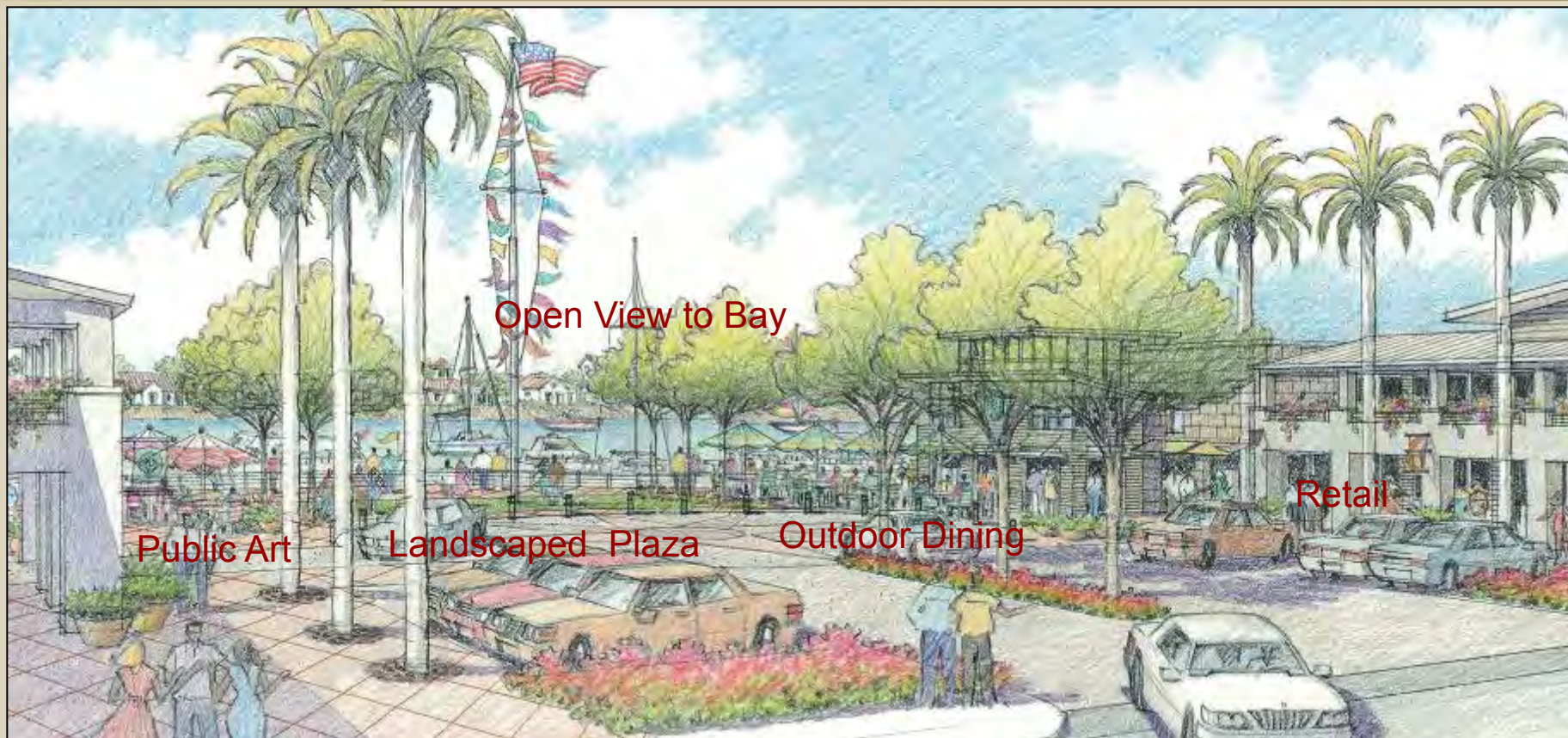


# Ardell Property



**View From Coast Highway**

# Ardell Property





# Ardell Property



ERIC ZUZIAK, AIA  
JZMK Partners

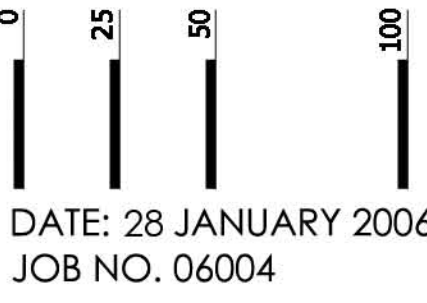
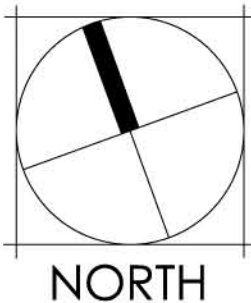
**City of Newport Beach**





SITE SUMMARY			
DESCRIPTION	DU	SQ. FT./UNIT	TOTAL S.F.
RETAIL			34,290
OFFICE			27,870
OFFICE LOBBY			1,550
<b>TOTAL COMMERCIAL</b>			<b>63,710</b>
TOWN HOMES	22	2,890 SF AVG.	63,580 SF
<b>TOTAL RESIDENTIAL</b>			<b>63,580 SF</b>
PUBLIC PLAZA AT WATERFRONT			9,600 SF
PARKING SUMMARY			
DESCRIPTION	REQUIRED	PROVIDED	
RETAIL (1 SPACE/250 SF)	138	138	
OFFICE (1SPACE/250 SF)	112	112	
RESIDENTIAL (2.5 SPACES/UNIT)	55	55	
BOAT SLIPS (50 SLIPS@0.8/SLIP)	40	40	
<b>TOTAL</b>	<b>345 SPACES</b>	<b>345 SPACES</b>	
SITE AREA 3.64AC (158,500 SF)	REQUIRED	PROVIDED	
COMMERCIAL F.A.R.	0.3 - 1.0	.40 FAR	
RESIDENTIAL DENSITY	20.1 - 26.7	6.04 DU/AC	

CONCEPTUAL SITE PLAN  
ARDELL PROPERTY  
NEWPORT BEACH, CALIFORNIA

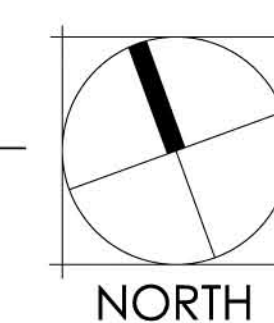






ARDELL INVESTMENT COMPANY

CONCEPTUAL SITE PLAN  
ARDELL PROPERTY  
NEWPORT BEACH, CALIFORNIA



0 25 50 100  
DATE: 28 JANUARY 2006  
JOB NO. 06004

200

**J Z M K**  
PARTNERS  
131 Innovation Drive Suite 100 Irvine, California 92617 P 949.861.4600 www.jzmkn.com  
ARCHITECTURE PLANNING URBAN DESIGN





ARDELL INVESTMENT COMPANY

PERSPECTIVE VIEW FROM PACIFIC COAST HIGHWAY  
**ARDELL PROPERTY**  
 NEWPORT BEACH, CALIFORNIA

**J Z M K**  
 PARTNERS  
101 Innovation Drive, Suite 100, Irvine, California 92617 • 949.441.4400 • www.jzmkpartners.com  
 ARCHITECTURE PLANNING URBAN DESIGN  
 DATE: 28 JANUARY 2006  
 JOB NO. 06004



## **Attachment No. 3**

Airport Area Discussion Paper 2

Public Correspondence Regarding Airport Area

# NEWPORT BEACH LAND USE ELEMENT ADVISORY COMMITTEE

## AIRPORT AREA DISCUSSION PAPER 2

Two requests have been received proposing revisions to the Land Use Element's designations for properties in the Airport Area (General Plan pages 3-101 to 3-113). The following summarizes these requests and identifies possible approaches to address these by the LUEAC.

### A. The Hangers

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**Property Location:** Bounded by Birch Street, Dove Street, Quail Street, and Westerly Plan.

**General Plan Land Use Designation:** General Commercial Office (CO-G)

**Requested Land Use Designation:** General Commercial (CG)

**Objective:** Permit the development of a broader diversity of land uses to foster additional economic activity and replacement of underutilized industrial offices in the western portion of the Airport Area. Proposed uses include approximately 278,264 square feet of office and 11,800 square feet of retail.

**General Plan Objectives:** The General Plan promotes the revitalization of the Airport Area with income generating land uses, accommodating a range of uses "as long as traffic is not adversely affected."

**Discussion of Proposed Revision:** The proposed re-designation and land uses would result in total trips that slightly exceed the limits specified by the 2006 General Plan. The project applicant proposes to increase these by allocating the remaining 342 trips anticipated to be saved from other proposed land use amendments citywide. While revitalization of this area was considered a priority during the preparation of the 2006 General Plan, higher development densities were not proposed as the property owner at that time expressed interest in retaining the existing type and scale of development.

#### LUEAC Options:

1. No change to the Land Use Element. Retain the existing land use designation CO-G and limit any replacement development to the capacity and trips associated with the current uses, consistent with General Plan policy. This effectively would constrain opportunities for economic redevelopment of these property.
2. Revise the land use designation to CG as requested, allowing a greater diversity of uses, however limiting the size of development to correspond to the existing trip limitations of the property.
3. Revise the land use designation to CG as requested and increase the total development capacity and trips to facilitate the scale of anticipated land uses by re-allocating "trips" available from the reductions of other properties in the City (with corresponding revision of the Anomaly table). This would maintain the goal of trip neutrality citywide.
4. Consider additional increases of development capacities and trip limits in the Airport Area as a strategy to foster revitalization, deviating from the objective for trip neutrality citywide.

**Staff Recommendation:** See Number 3 above.

### B. Coastal Gateway Overlay Zoning (Saunders Properties)

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**Property Location:** Bounded by Birch Street, MacArthur Boulevard, Campus Drive, and Dover Street

**General Plan Land Use Designation:** Airport Office and Supporting Uses (AO) with an FAR of 0.5, except for warehousing which may be developed at a FAR of 0.75

**Requested Land Use Designation:** Mixed-Use Horizontal 2 (MU-H2), with housing limited to properties outside of the 65 dBA CNEL and an overall FAR of 1.0

**Objective:** Permit the development of a mix of office and residential uses in a pedestrian-oriented environment consistent with a vision of the area (quoting the proposal from Saunders Properties) as “Orange County’s ‘downtown’...the home of numerous office buildings, hotels, restaurants, and retail uses.”

**General Plan Objectives and Policies:** Key development objectives for this property described in the General Plan include the following:

- Revitalization of the Airport Area with income generating land uses, accommodating a range of uses “as long as traffic is not adversely affected.”
- Over time, commercial and industrial properties located in the Campus Tract would be revitalized including street frontage landscape and other improvements.
- Policy LU 6.15.2: Accommodate professional office; aviation retail; automobile rental, sales, and service, subject to discretionary review of the Planning Commission; hotels; and ancillary retail, restaurant, and services uses that are related to and support the functions of John Wayne Airport, as permitted by the “AO” designation.

**Discussion of Proposed Revision:** The amount of existing development and corresponding development trip limitations are insufficient to support the mix and density of proposed land uses. While the site plan concept marginally provides sufficient acreage to meet the General Plan’s minimum acreage requirements for residential development with a MU-H2 designation and is located outside of the 65 dBA CNEL, abutting the airport with housing raises concern regarding compatibility, marketability, and safety, and is problematic from a planning perspective.

**LUEAC Options:**

1. No change to the Land Use Element. Retain the existing land use designation AO and limit any replacement development to the capacity and trips associated with the current uses, consistent with General Plan policy.
2. Revise the land use designation to MU-H2 as requested, allowing a greater diversity of uses, however limiting the size of development to correspond to the existing trip limitations. In this scenario, it is unlikely that the mix and scale of proposed development could be achieved.
3. Revise the land use designation to MU-H2 as requested and increase the total development capacity and trips to facilitate the scale of anticipated land uses. Preliminarily, it is estimated that the proposed plan would generate an estimated 5,000 ADT above the current limits. Should inadequate “trips” be available from the reductions of other properties in the City, this would deviate from the intent for no net increase in citywide average daily trips (ADT).
4. Revise the designation and development/trip limits for the property, as specified in number 3, requiring the project applicant to obtain and reduce trips from other sites in the City or Airport Area.

**Staff Recommendation:** See Number 1 above.



September 10, 2013

Ms. Brenda Wisnewski, Deputy Director  
Mr. Tony Brine, City Traffic Engineer  
City of Newport Beach  
100 Civic Center Drive  
Newport Beach, C 92657

Re: Proposal to allow The Hangars site to be included in the LUE Amendment

Dear Ms. Wisnewski and Mr. Brine:

As a result of a meeting held on September 9, 2013 with you, Tony, Gregg Ramirez and Marlie Whiteman regarding The Hangars site on Birch between Dove and Quail, we are hereby respectfully requesting your support for an amendment of the land use designation on this 16 acre site to change from CO-G-to CG. This change would allow for the addition of retail into this underutilized site in the heart of the Airport Area.

Responding to unmet demand for retail in the city, but needing to protect the existing office entitlement, we reviewed the current traffic model traffic generation factors to determine how to increase the entitlement while respecting the goal of traffic neutrality. We discovered that without amending the traffic model to better reflect the capture of existing trips in the area which can be expected to utilize the proposed retail, adding additional development potential could not be traffic neutral. However, we also recognized that there are 10,000 s.f. of office allowed on the site but not built.

There are currently 342 trips anticipated to be saved from other proposed amendments city-wide. If the 342 trips were to be applied to this site along with the traffic assumed for the un-built 10,000 sf., it appears that 11,800 s.f. of retail would be possible. Thus, The Hangars entitlement would be approximately 278,264 square feet of office and approximately 11,800 square feet of retail, instead of the current entitlement of 288,264 square feet of office only. It continues to be our goal to retain the current office entitlement while adding the maximum retail to the site.

Please review this request and let us know what recommendation you will provide to the LUE Amendment Committee. We thank you for your efforts to work with us to address this issue.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carol McDermott', with a long horizontal line extending to the right.

Carol McDermott  
Consultant

Cc: Gregg Ramirez  
Marlie Whiteman



4040 MacArthur Blvd., Suite 300  
Newport Beach, CA 92660  
Tel: (949) 251-0444  
Fax: (949) 251-0888

John R. Saunders  
President

September 6, 2013

The Honorable Ed Selich  
Councilman, City of Newport Beach  
Chairman, Land Use Element Advisory Committee  
100 Civic Center Drive  
Newport Beach, CA 92660

**VIA EMAIL & U.S. MAIL.**

Attn: Brenda Wisneski, Deputy Community Development Director  
[bwisneski@newportbeachca.gov](mailto:bwisneski@newportbeachca.gov)

Dear Chairman Selich,

Saunders Property Company is pleased to submit for the Committee's consideration a preliminary site plan for the "Campus Drive Corridor" that extends from MacArthur Blvd. to Dove Street. This plan is presented for inclusion in the Land Use Element process.

Over the past twenty years Saunders Property Company has aggregated almost fifteen acres of small buildings along Campus Drive. I am anxious to redevelop this area with the appropriate land use changes that provide the city with high quality development that compliments the revitalization of the JWA area.

I look forward to working with you and your consulting team to analyze a plan that provides the city and Saunders Property Company with the appropriate land uses to improve the area.

I have retained Starpointe Ventures for this effort. Please add them to your distribution list for all public notices.

Patrick Strader  
Starpointe Ventures  
19700 Fairchild Rd. Ste. 240  
Irvine, CA 92612  
(949) 622-0420  
[ps@starpointeventures.com](mailto:ps@starpointeventures.com)

Thank you for this opportunity to participate in the revitalization of the Airport Area.

Sincerely,

A handwritten signature in black ink, appearing to read "John Saunders". The signature is fluid and cursive, with the first name "John" and last name "Saunders" clearly distinguishable.

John Saunders  
President & CEO

Cc: Kimberly Brandt  
[kbrandt@newportbeachca.gov](mailto:kbrandt@newportbeachca.gov)

Greg Ramirez  
[Gramirez@newportbeachca.gov](mailto:Gramirez@newportbeachca.gov)

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## Coastal Gateway Overlay Zoning

- 685 residential units (or residential another hotel)
- 1,200,000 square feet of non-residential (1.0 FAR)
- Airport-serving parking garage for 2,800 cars

The block between MacArthur Blvd. and Dove Street along Campus Drive and Birch is a very prominent and high-priority gateway from John Wayne Airport into the City of Newport Beach and Coastal Region and should be planned accordingly to provide land use typographies and levels of intensities commensurate with the size, scope, and importance of the intersection.

### Context

On the Northwest corner of this block is a retail center with an adjacent 4-story office building. Immediately across the street is the 10-story Radisson hotel.

This block is comprised of a mix of building types and ages (some being functionally obsolete) and is ripe for redevelopment. The redevelopment of this block will only occur if enough residential and commercial intensity is granted to justify the demolition of existing structures.

### Zoning Text

Residential will be allowed anywhere on the block outside of the 65 CNE line. If that line moves in the future, then the area in which residential would be allowed will follow the new line.

In order to incentivize redevelopment at the level commensurate with the importance of this intersection, a 1.0 FAR is granted to the entire block.

Minimum Site Size. In order to make use of the Overlay zoning, a site submitting a Master Plan at the City of Newport Beach must be at least 3 acres in size.

### Retain and Attract Businesses

The John Wayne Airport Area is Orange County's "downtown" and as such is the home to numerous office buildings, hotels, restaurants and retail uses. It is vital to the long-term success of Newport Beach that development in the Airport Area is attractive and competitive to development in neighboring cities in order to retain and attract businesses.

### Pedestrian Friendly Design

The development shall promote and encourage walkability through an enhanced pedestrian network connecting the proposed on-site facilities to each other and to the neighboring areas. The combination of routes and destinations throughout the area must be safe and friendly to pedestrians. The pedestrian must feel comfortable walking from one place to the next and then ultimately back to where they entered the area.

The area should be attractive to pedestrians. Once they have arrived and are presented with the functional requirements of safe and manageably walkable routes, the finishing touches are needed to encourage the pedestrian to actually walk.

The above requirements can be achieved through good design that carefully considers basic architectural concepts like site planning, circulation, massing, proportion, etc.

### Sidewalks

As the primary means of pedestrian circulation, sidewalks are an important part of pedestrian friendly design. Sidewalks should be continuous from block to block and project to project. They should provide a clear and direct route and be wide enough to comfortably accommodate expected traffic levels and the street furniture that enhance pedestrian oriented areas.

### Building Design

- Builders are encouraged to exercise creativity and individual expression in their architectural form.
- Builders are encouraged to create variety in building mass and provide appropriate architectural elements to establish appeal and interest.
- Builders are encouraged to use materials, colors and details to enrich building character and emphasize human scale by utilizing durable and high-quality finishes at the street level.

### Enhanced landscaping

The landscaping for the commercial and residential projects play an important role in establishing the character and quality of the overall development. Each landscape component will contribute to the overall unity of the development. The selection of plant material helps to promote walkability and pedestrian activity. Builders are encouraged to provide more than the minimum landscaping requirements of the City of Newport Beach in this area. Street furniture and landscape accent lighting will complement the human scale of the development.

### Sustainability

Builders are encouraged to incorporate sustainable design features into the building design, including, but not limited to, bicycle parking and lockers, parking and charging for electric and hybrid vehicles, pervious paving materials to reduce storm water runoff, energy and water efficient fixtures and landscaping, renewable building materials and energy efficient building design.

### Site Development Permit

Development within the Coastal Gateway Overlay Zone shall be eligible to receive a Site Development Permit based on the following findings:

1. Allowed within the subject zoning district;



2. In compliance with all of the following applicable criteria:

a. Compliance with this Section, the General Plan, this Zoning Code, any applicable specific plan, and other applicable criteria and policies related to the use or structure;

b. The efficient arrangement of structures on the site and the harmonious relationship of the structures to one another and to other adjacent developments; and whether the relationship is based on standards of good design;

c. The compatibility in terms of bulk, scale, and aesthetic treatment of structures on the site and adjacent developments and public areas;

d. The adequacy, efficiency, and safety of pedestrian and vehicular access, including drive aisles, driveways, and parking and loading spaces;

e. The adequacy and efficiency of landscaping and open space areas and the use of water efficient plant and irrigation materials; and

f. The protection of significant views from public right(s)-of-way and compliance with Section 20.30.100 (Public View Protection).

3. Not detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed development.

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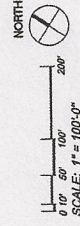




1,200,000 SF OFFICE  
685 APARTMENT UNITS

## COASTAL GATEWAY OVERLAY

ARCHITECTS ORANGE  
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



2013-09-06



© 2013 Architects Orange  
This plan is a conceptual drawing. It is not a final plan and should not be used for construction without the approval of the relevant authorities.